Davidson County DEEDWARR
Recvd: 08/16/07 12:16 2 pgs
Fees:13.00 Taxes:554.63

20070816-0098001

WARRANTY DEED

R-FAM-07-3243

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Margaret Breedlove
Affiant

Subscribed and sworn to before me, this 10th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-24-10
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Margaret Breedlove	Margaret Breedlove	
3243 Lagrange Drive	(NAME) 3243 Lagrange Drive	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	80-8-143
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JERRY L. SHRUM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET BREEDLOVE AND RONALD BREEDLOVE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 226, BORDEAUX HILLS, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 34, AMENDED IN BOOK 3676, PAGE 294, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JERRY L. SHRUM, MARRIED BY WARRANTY DEED FROM SYNTHIA DAVID AND BOBBY DAVID, RECORDED ON THE 16TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070516-0058703, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3243 Lagrange Drive, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of August, 2007.

Jerry L. Shrum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry L. Shrum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of August, 2007.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-10

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

MARY FRANCES RUDY NOTARY PUBLIC

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds